YUKON BUREAU OF STATISTICS

Yukon Rent Survey
March 2011

Highlights:

- The total number of apartments surveyed in Whitehorse in March 2011 ..... **867**
- The vacancy rate for all units surveyed in Whitehorse in March 2011 ..... **1.0%**
- The median rent for all units surveyed in Whitehorse in March 2011 ..... **$775**

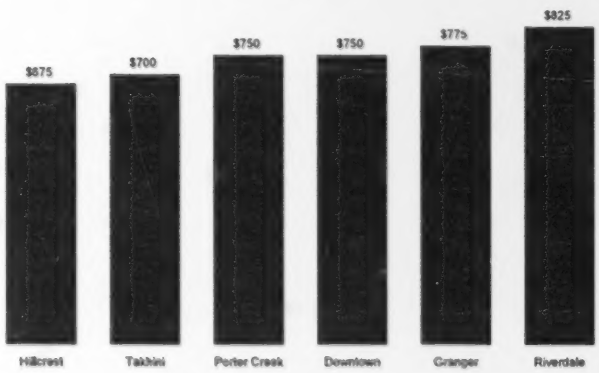
Monthly Median Rent

Monthly Median Rent for All Units, March 2010 to March 2011

			Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		$								
2011	Mar	775	750	775	675	750	825	700	775	650
2010	Dec	775	750	775	675	750	825	700	775	650
	Sep	775	750	775	675	750	825	700	775	650
	Jun	768	750	775	675	750	810	700	775	650
	Mar	750	750	775	675	725	810	650	775	650

'**Median rent**' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Median Rents in Whitehorse, March 2011



The median rent in Whitehorse was $775 in March 2011. The median rent has remained the same since September 2010. However, compared to the same time period last year, the median rent in Whitehorse has increased by $25 or 3.3%.

When comparing March '10 to March '11, the median rents in Whitehorse subdivisions have changed as follows:

- Downtown rents remained the same at $750.
- Granger rents remained the same at $775.
- Hillcrest rents remained the same at $675.
- Porter Creek rents increased by $25, or 3.4%.
- Riverdale rents increased by $15, or 1.9%.
- Takhini rents increased by $50, or 7.7%.

The median rent in Watson Lake has remained the same since September 2008, at $775. The median rent in Dawson City has also remained stable, staying the same since March 2008, at $650.

Vacancy Rate

Monthly Vacancy Rates for All Units, March 2010 to March 2011

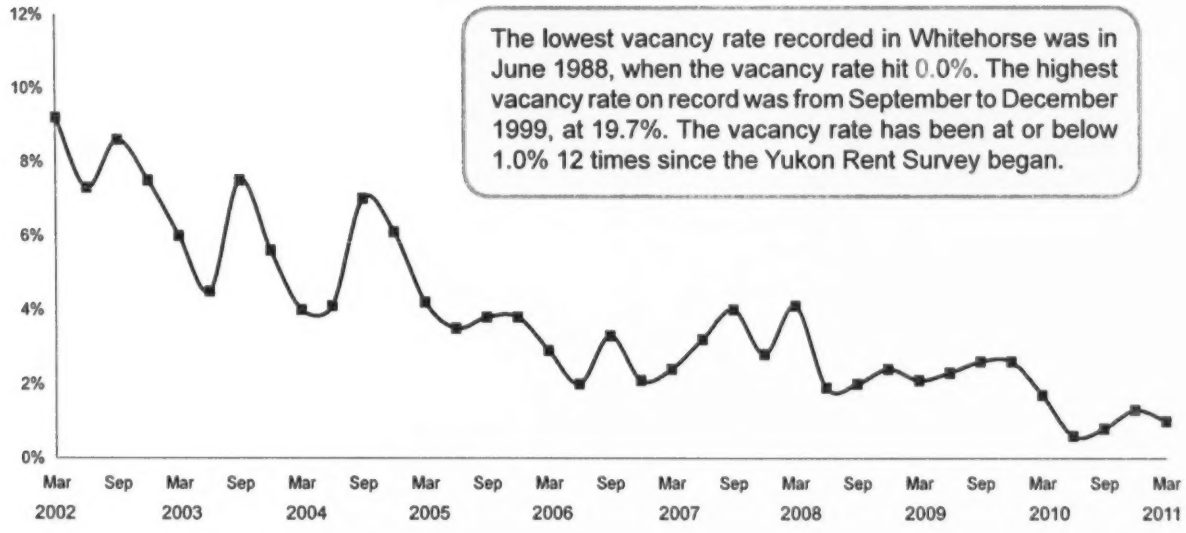
		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2011	Mar	1.0	1.1	0.0	4.2	0.0	0.3	3.9	11.4	0.0
2010	Dec	1.3	2.0	0.0	2.1	0.0	0.9	0.0	0.0	0.0
	Sep	0.8	1.1	0.0	4.2	0.0	0.3	0.0	8.6	0.0
	Jun	0.6	1.1	0.0	2.1	0.0	0.0	0.0	8.6	0.0
	Mar	1.7	1.4	0.0	6.3	0.0	0.9	5.9	8.6	0.0

'**Vacancy rate**' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low.

With the exception of March 2008, the vacancy rate in Whitehorse has been 4.0% or below since June of 2005. The June 2010 vacancy rate of 0.6% was the lowest on record since September 1988 (0.3%). The March 2011 vacancy rate is 1.0%, a decrease of 0.7% from March 2010. March's vacancy rate represents 9 vacant apartments out of 867 surveyed.

Whitehorse Vacancy Rate
March 2002 to March 2011



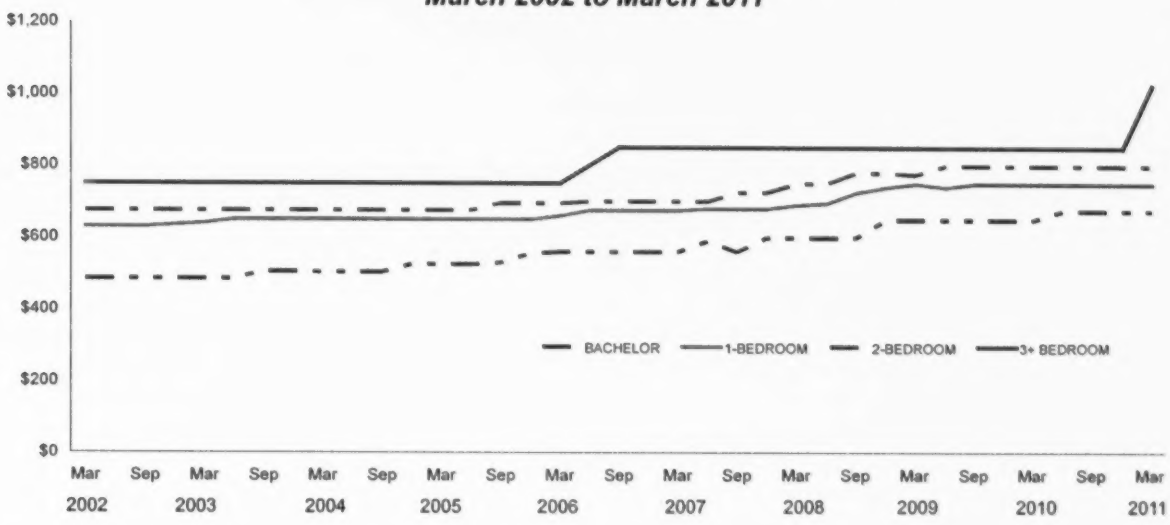
The lowest vacancy rate recorded in Whitehorse was in June 1988, when the vacancy rate hit 0.0%. The highest vacancy rate on record was from September to December 1999, at 19.7%. The vacancy rate has been at or below 1.0% 12 times since the Yukon Rent Survey began.

Apartment Size and Location

Median Rent by Apartment Size and Location, March 2011

	Whitehorse Total	Whitehorse: Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	$								
ALL	775	750	775	675	750	825	700	775	650
BACHELOR	675	650	..	500	590	825	700	675	600
1-BEDROOM	750	775	675	550	650	850	500	637.5	700
2-BEDROOM	800	850	775	825	1,000	800	..	875	..
3+ BEDROOM	1,025	950	..	..	950	1,050	..	600	..

Whitehorse Median Rent, by Apartment Size, March 2002 to March 2011



Vacancy Rate by Apartment Size and Location, March 2011

	Whitehorse Total	Whitehorse: Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	%								
ALL	1.0	1.1	0.0	4.2	0.0	0.3	3.9	11.4	0.0
BACHELOR	2.6	2.5	..	0.0	0.0	0.0	4.0	0.0	0.0
1-BEDROOM	0.3	0.0	0.0	0.0	0.0	0.4	3.8	0.0	0.0
2-BEDROOM	1.3	2.1	0.0	10.0	0.0	0.0	..	21.1	..
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0	..

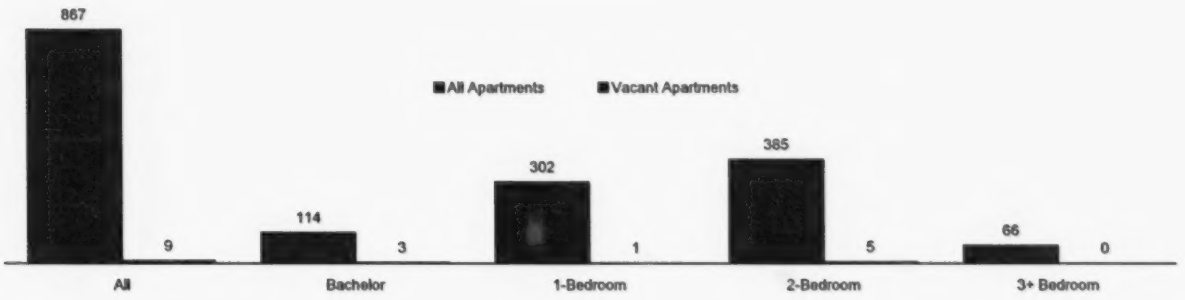
Distribution of Apartments and Vacancies

Total Number and Vacant Apartments by Type and Location, March 2011

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	867	374	20	48	23	351	51	35	8
	vacant	9	4	0	2	0	1	2	4	0
BACHELOR	number	114	79	..	6	2	2	25	3	4
	vacant	3	2	..	0	0	0	1	0	0
1-BEDROOM	number	302	189	4	22	10	51	26	12	4
	vacant	1	0	0	0	0	0	1	0	0
2-BEDROOM	number	385	96	16	20	4	249	..	19	..
	vacant	5	2	0	2	0	1	..	4	..
3+ BEDROOM	number	66	10	..	..	7	49	..	1	..
	vacant	0	0	..	..	0	0	..	0	..

The total number of apartments in the Whitehorse portion of the survey was 867. Of these, 9, or 1.0%, were vacant as of March 2011.

Distribution of Whitehorse Rental Units and Vacancies, March 2011



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey includes only those **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are not included in the survey.

.. = not applicable

Additional information:
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Yukon
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